

ECONOMIC DEVELOPMENT ELEMENT

One of the main purposes of this comprehensive plan is to assist Lumpkin County and the City of Dahlonega in creating policies and programs, which will lead to steady economic growth. A strong economy is important because it creates jobs and increases income thereby providing a better quality of life. Economic growth also creates more funding resources allowing the community to provide better services. This chapter provides a review of past trends and analyzes these trends in order to make projections regarding future developments. The evaluation of current trends and future projections will assist in formulating goals for future economic development.

4.1 Employment

This section describes the employment trends for each economic sector of Lumpkin County and Dahlonega. These employment trends are described in terms of occupation and type of industry jobs. They serve to indicate strengths and weaknesses within the industrial base and assist in formulating strategies for future development.

According to the 1990 Census, Lumpkin County and the City of Dahlonega had a total of 6,838 employed persons over the age of sixteen. The majority of these persons worked in the following occupations: Administrative support; services; precision production, craft, and repair; and machine operators, assemblers and inspectors (Tables 4.1 and 4.2). While this trend has remained constant between 1990 and 2000, other occupations have made significant increases in percentage of total employed persons. These include: professional and technical specialty; sales; and clerical and administrative support. These occupations also demonstrated the largest percentage increase in total employment over the ten-year period. The percentage of persons employed in farming, forestry and fishing decreased dramatically. The overall number of persons employed increased 67.5 percent from 1990 to 2000.

Table 4.1

Dahlonega city: Employment by Occupation(%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.06%	6.96%
Professional and Technical Specialty	13.57%	23.52%
Technicians & Related Support	4.78%	NA
Sales	12.24%	14.82%
Clerical and Administrative Support	20.00%	18.00%
Private Household Services	0.00%	NA
Protective Services	0.55%	NA
Service Occupations (not Protective & Household)	14.98%	18.30%
Farming, Fishing and Forestry	2.04%	0.30%
Precision Production, Craft, and Repair	9.73%	7.14%
Machine Operators, Assemblers & Inspectors	8.47%	5.76%
Transportation & Material Moving	3.61%	2.52%
Handlers, Equipment Cleaners, helpers & Laborers	2.98%	NA

Table 4.2

Lumpkin County, GA: Employment by Occupation(%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	8.50%	9.67%
Professional and Technical Specialty	7.98%	15.62%
Technicians & Related Support	4.24%	NA
Sales	8.94%	10.90%
Clerical and Administrative Support	12.71%	14.50%
Private Household Services	0.23%	NA
Protective Services	0.99%	NA
Service Occupations (not Protective & Household)	11.13%	12.19%
Farming, Fishing and Forestry	4.30%	1.11%
Precision Production, Craft, and Repair	16.64%	12.80%
Machine Operators, Assemblers & Inspectors	14.04%	15.22%
Transportation & Material Moving	6.29%	6.21%
Handlers, Equipment Cleaners, helpers & Laborers	4.01%	NA

Source: U.S. Bureau of the Census

Table 4.3. and Table 4.4 provide occupational comparisons with the state and nation. Lumpkin County and Dahlonega both have the largest percentage of employment in the professional and technical specialty category, which is the same as the state and nation. Lumpkin County and Dahlonega also have lower percentages of persons in the executive, administrative, and management category when compared with the state and nation. While this is true the percentage continues to grow in this area. The percentage of persons employed in sales and clerical and administrative support was close to both the state and nation percentages. Lumpkin County also had a higher percentage employed in farming, fishing, and forestry than the state and nation. Lumpkin County had about a 5 percent higher employment in the machine operators, assemblers & inspectors category than both the state and nation. The data in these tables indicates that while Lumpkin County ranks below the state and nation in percentage of persons employed in professional and technical specialty occupations, it continues to grow at about the same rate.

Table 4.3

Georgia: GA Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	NA
Service Occupations (not Protective & Household)	9.77%	11.57%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	4.34%	NA

Source: U.S. Bureau of the Census

Table 4.4

All of United States: US Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	NA
Service Occupations (not Protective & Household)	11.04%	12.01%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	3.94%	NA

Source: U.S. Bureau of the Census

4.2 Employment Projections

The latest census indicates that over half of the private employed persons in Lumpkin County are in services, retail trade, and manufacturing sectors. Table 4.5 reflects this trend. The largest increase from 1990 was in retail trade followed by services. The largest decrease was a continuing decline in manufacturing. The farming, agricultural services, wholesale trade, and mining sectors had the lowest percentage of employment.

When compared to state percentages in Table 4.6, Lumpkin County was higher in five sectors of employment: farming, agricultural services, construction, manufacturing, and retail trade. These numbers suggest that Lumpkin County, as a percentage, has more people employed in “labor intensive” industries when compared with the rest of the state. It is important to note that Table 4.6 indicates that Lumpkin County followed the state trends regarding increases in all but two sectors, farming and manufacturing.

Table 4.5

Lumpkin County: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	14.76%	11.03%	8.32%	6.53%	5.18%	4.52%	4.00%	3.57%	3.22%	2.92%
Agricultural Services, Other	0.93%	0.97%	0.68%	1.12%	1.23%	1.23%	1.21%	1.20%	1.18%	1.17%
Mining	0.00%	0.00%	0.07%	0.09%	0.12%	0.12%	0.11%	0.10%	0.10%	0.10%
Construction	4.99%	6.17%	6.90%	9.10%	8.92%	9.44%	9.79%	10.01%	10.17%	10.29%
Manufacturing	16.71%	18.44%	17.57%	15.85%	14.07%	13.37%	12.82%	12.29%	11.75%	11.20%
Trans, Comm, & Public Utilities	3.18%	4.28%	2.98%	3.41%	3.46%	3.44%	3.42%	3.36%	3.28%	3.17%
Wholesale Trade	0.35%	1.15%	0.92%	0.88%	1.68%	1.63%	1.57%	1.52%	1.49%	1.47%
Retail Trade	12.77%	15.00%	15.57%	15.80%	17.10%	17.77%	18.59%	19.43%	20.23%	20.98%
Finance, Insurance, & Real Estate	3.03%	4.39%	5.65%	5.43%	6.55%	6.60%	6.68%	6.78%	6.86%	6.92%
Services	12.34%	15.15%	20.10%	21.17%	21.91%	22.61%	22.97%	23.30%	23.73%	24.34%
Federal Civilian Government	1.34%	0.97%	0.93%	1.14%	0.81%	0.75%	0.71%	0.67%	0.63%	0.59%
Federal Military Government	3.79%	1.80%	4.48%	4.11%	3.30%	2.99%	2.74%	2.54%	2.37%	2.23%
State & Local Government	25.81%	20.65%	15.82%	15.38%	15.68%	15.54%	15.39%	15.23%	14.98%	14.64%

Source: Woods & Pool Economics, Inc.

Table 4.6

Georgia: Employment by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm	3.51%	2.55%	2.01%	1.63%	1.39%	1.24%	1.11%	1.00%	0.90%	0.82%
Agricultural Services, Other	0.60%	0.76%	0.85%	1.06%	1.13%	1.15%	1.16%	1.17%	1.17%	1.16%
Mining	0.32%	0.32%	0.29%	0.22%	0.20%	0.18%	0.17%	0.17%	0.16%	0.15%
Construction	5.07%	6.11%	5.75%	5.58%	6.10%	6.05%	5.94%	5.80%	5.66%	5.52%
Manufacturing	19.25%	17.53%	15.51%	14.27%	12.63%	12.07%	11.56%	11.03%	10.50%	9.97%
Trans, Comm, & Public Utilities	5.55%	5.51%	5.86%	5.72%	6.10%	6.17%	6.19%	6.16%	6.09%	5.97%
Wholesale Trade	6.34%	6.65%	6.18%	5.73%	5.69%	5.74%	5.73%	5.71%	5.69%	5.66%
Retail Trade	14.84%	16.13%	16.44%	17.14%	16.80%	17.08%	17.32%	17.51%	17.65%	17.76%
Finance, Insurance, & Real Estate	7.28%	6.98%	6.64%	6.36%	7.12%	7.05%	6.98%	6.91%	6.83%	6.76%
Services	18.30%	20.61%	23.75%	26.61%	28.63%	29.27%	30.10%	31.07%	32.16%	33.35%
Federal Civilian Government	3.08%	2.87%	2.79%	2.33%	1.90%	1.76%	1.63%	1.53%	1.43%	1.35%
Federal Military Government	3.36%	3.05%	2.46%	2.24%	1.93%	1.82%	1.71%	1.61%	1.51%	1.42%
State & Local Government	12.51%	10.92%	11.46%	11.11%	10.39%	10.44%	10.40%	10.33%	10.22%	10.10%

Source: Woods & Pool Economics, Inc.

4.3 Earnings, Wages, and Payroll

Historic and current figures for percentages of total payroll earnings by sector are given in Table 4.7 for Lumpkin County and in Table 4.8 for the state. In Table 4.7 the Lumpkin County government sectors showed a decrease going from 29 percent in 1990 to 27 percent in 2000. Farming showed the largest decrease of 3.4 percent followed by manufacturing at 2.4 percent. The largest increase was in construction at 2.8 percent followed by services at 2.5 percent. Earnings in all other sectors stayed relatively stable with only the finance, insurance and real estate sector changing more than 1 percent at 1.6 percent. When compared with the state in Table 4.8, Lumpkin County had higher percentage earnings in farming, construction, manufacturing, and retail trade, and lower percentage earnings in all other sectors.

Projections for 2010 indicate that Lumpkin County will mirror state trends in sector percentage earnings with the exception of higher earnings in constructions, requiring some technical but mostly manual labor skills. The service sector, also requiring lower skill levels, is projected to experience the largest percentage increase in earnings.

Table 4.7

Lumpkin County: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	-0.27%	10.75%	9.00%	6.40%	5.57%	5.16%	4.83%	4.57%	4.36%	4.19%
Agricultural Services, Other (1996 \$)	0.89%	0.54%	0.32%	0.43%	0.48%	0.49%	0.48%	0.48%	0.48%	0.48%
Mining (1996 \$)	0.00%	0.09%	0.00%	0.00%	0.23%	0.20%	0.18%	0.17%	0.15%	0.14%
Construction (1996 \$)	6.27%	5.84%	5.93%	7.96%	8.72%	9.13%	9.36%	9.48%	9.53%	9.57%
Manufacturing (1996 \$)	18.48%	20.16%	18.35%	17.66%	16.31%	15.90%	15.61%	15.31%	14.96%	14.56%
Trans, Comm, & Public Utilities (1996 \$)	7.07%	7.01%	5.35%	5.23%	6.28%	6.37%	6.42%	6.42%	6.35%	6.21%
Wholesale Trade (1996 \$)	0.38%	0.85%	2.42%	1.14%	2.03%	1.93%	1.83%	1.74%	1.67%	1.62%
Retail Trade (1996 \$)	11.05%	11.59%	10.42%	9.79%	10.55%	10.72%	11.00%	11.29%	11.57%	11.83%
Finance, Insurance, & Real Estate (1996 \$)	2.63%	2.32%	3.58%	4.68%	5.04%	5.27%	5.51%	5.74%	5.96%	6.15%
Services (1996 \$)	11.28%	10.55%	15.28%	17.89%	17.80%	18.87%	19.63%	20.37%	21.21%	22.24%
Federal Civilian Government (1996 \$)	2.73%	1.86%	1.40%	2.31%	1.59%	1.48%	1.40%	1.32%	1.25%	1.18%
Federal Military Government (1996 \$)	7.52%	2.34%	7.34%	7.10%	5.83%	5.30%	4.91%	4.61%	4.36%	4.16%
State & Local Government (1996 \$)	31.96%	26.09%	20.62%	19.39%	19.56%	19.17%	18.84%	18.52%	18.14%	17.68%

Source: Woods & Poole Economics, Inc.

Table 4.8

Georgia: Earnings by Sector (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Farm (1996 \$)	0.16%	1.27%	1.36%	1.40%	0.98%	0.93%	0.89%	0.85%	0.82%	0.79%
Agricultural Services, Other (1996 \$)	0.37%	0.41%	0.46%	0.53%	0.59%	0.60%	0.61%	0.62%	0.62%	0.62%
Mining (1996 \$)	0.65%	0.48%	0.36%	0.29%	0.27%	0.25%	0.22%	0.21%	0.19%	0.18%
Construction (1996 \$)	5.66%	6.57%	5.82%	5.39%	6.00%	5.86%	5.67%	5.46%	5.26%	5.06%
Manufacturing (1996 \$)	22.54%	20.03%	17.51%	16.84%	14.86%	14.45%	14.05%	13.59%	13.08%	12.53%
Trans, Comm, & Public Utilities (1996 \$)	9.33%	8.85%	8.75%	9.43%	9.89%	9.99%	10.01%	9.96%	9.84%	9.63%
Wholesale Trade (1996 \$)	8.87%	9.04%	8.86%	8.17%	8.44%	8.36%	8.21%	8.05%	7.88%	7.71%
Retail Trade (1996 \$)	10.33%	10.64%	9.17%	9.08%	8.99%	8.97%	8.93%	8.87%	8.80%	8.71%
Finance, Insurance, & Real Estate (1996 \$)	5.44%	5.59%	6.43%	6.86%	7.57%	7.66%	7.73%	7.78%	7.81%	7.82%
Services (1996 \$)	15.63%	17.36%	21.95%	24.33%	26.77%	27.78%	29.02%	30.44%	32.02%	33.73%
Federal Civilian Government (1996 \$)	5.64%	5.11%	4.66%	4.17%	3.39%	3.11%	2.87%	2.67%	2.49%	2.33%
Federal Military Government (1996 \$)	3.72%	3.68%	2.69%	2.49%	2.06%	1.94%	1.83%	1.72%	1.62%	1.53%
State & Local Government (1996 \$)	11.67%	10.97%	11.97%	11.01%	10.18%	10.10%	9.95%	9.78%	9.58%	9.37%

Source: Woods & Pool Economics, Inc.

According to the 2000 Census figures, Lumpkin County's wage rates (Table 4.9) were \$149 below the state average weekly wage rates (Table 4.10). The wages rates for transportation and communications, financial, insurance, real estate, and manufacturing are competitive with other counties. The wage rates for the remaining sectors were much lower than the state averages. However, this is not unique. Higher

wage rates will be found in urban areas due to competition for workers, cost of living, and education demands.

Table 4.9

Georgia: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$404	\$424	\$444	\$471	\$480	\$488	\$509	\$531	\$562	\$598	\$629
Agri, Forestry, Fishing	267	276	285	297	304	312	322	336	347	373	390
Mining	561	589	605	NA	NA	698	734	741	781	832	866
Construction	NA	434	439	451	461	479	508	534	556	590	623
Manufacturing	NA	450	473	503	511	531	555	588	620	656	684
Transportation, Comm, Util	NA	603	635	689	709	720	737	769	805	842	895
Wholesale	NA	603	632	669	695	711	729	762	809	873	932
Retail	NA	236	244	255	260	267	275	286	299	318	335
Financial, Insurance, Real Estate	NA	544	569	627	648	648	693	741	799	872	900
Services	NA	414	439	464	471	475	501	519	551	580	611
Federal Gov	NA	543	584	612	651	667	666	701	774	791	808
State Gov	NA	451	462	460	471	NA	493	517	533	561	579
Local Gov	NA	387	401	401	410	420	440	461	480	506	523

Table 4.10

Lumpkin County: Average Weekly Wages											
Category	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
All Industries	\$306	\$330	\$330	\$350	\$375	\$382	\$386	\$417	\$419	\$460	\$480
Agri, Forestry, Fishing	NA	272	NA	253	284	306	298	301	NA	NA	NA
Mining	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Construction	NA	275	290	259	312	320	336	368	380	512	495
Manufacturing	NA	341	339	385	403	426	407	477	480	515	559
Transportation, Comm, Util	NA	468	449	492	541	596	558	583	542	683	705
Wholesale	NA	NA	NA	NA	NA	NA	NA	NA	NA	371	442
Retail	NA	213	219	238	242	229	238	251	261	278	283
Financial, Insurance, Real Estate	NA	311	348	432	451	467	481	479	479	539	583
Services	NA	290	303	319	377	380	391	419	437	473	489
Federal Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
State Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	508	509
Local Gov	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Source: U.S. Bureau of Labor Statistics

The following Table 4.11 for the state and Table 4.12 for the Lumpkin County reflect sources of personal income by type. These figures indicate that from 1990 to 2000, the percentage of change for Lumpkin County was very similar to the percentage of change for the state. Wages & salaries was the largest type source of income although the percentage was less for Lumpkin County due to a large residence adjustment as a type of income.

Table 4.11

Georgia: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries (1996 \$)	64.10%	62.15%	60.36%	59.07%	61.18%	61.09%	61.00%	60.94%	60.92%	60.92%
Other Labor Income (1996 \$)	8.41%	8.72%	8.68%	8.63%	6.84%	6.71%	6.60%	6.48%	6.38%	6.28%
Proprietors Income (1996 \$)	6.51%	6.97%	7.11%	7.96%	8.65%	8.52%	8.43%	8.34%	8.26%	8.19%
Dividends, Interest, & Rent (1996 \$)	13.05%	15.79%	17.34%	16.31%	16.80%	16.76%	16.70%	16.61%	16.49%	16.34%
Transfer Payments to Persons (1996 \$)	11.72%	10.73%	10.94%	12.62%	11.13%	11.25%	11.43%	11.66%	11.93%	12.25%
Less: Social Ins. Contributions (1996 \$)	3.54%	4.10%	4.33%	4.45%	4.49%	4.67%	4.86%	5.04%	5.19%	5.33%
Residence Adjustment (1996 \$)	-0.25%	-0.25%	-0.10%	-0.15%	-0.11%	0.33%	0.70%	1.00%	1.21%	1.35%

Source: Woods & Pool Economics, Inc.

Table 4.12

Lumpkin County: Income by Type (%)										
Category	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025
Total (1996 \$)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Wages & Salaries (1996 \$)	34.64%	31.39%	34.10%	33.86%	35.20%	35.48%	35.57%	35.54%	35.40%	35.18%
Other Labor Income (1996 \$)	4.88%	4.76%	5.82%	5.78%	4.31%	4.28%	4.24%	4.18%	4.10%	4.02%
Proprietors Income (1996 \$)	5.30%	12.16%	11.39%	10.41%	12.06%	11.99%	11.90%	11.77%	11.61%	11.41%
Dividends, Interest, & Rent (1996 \$)	13.16%	15.92%	18.38%	16.51%	16.88%	16.87%	16.97%	17.12%	17.29%	17.45%
Transfer Payments to Persons (1996 \$)	12.90%	10.95%	11.14%	13.91%	12.95%	13.20%	13.62%	14.15%	14.79%	15.53%
Less: Social Ins. Contributions (1996 \$)	1.61%	1.95%	2.46%	2.60%	2.63%	2.75%	2.87%	2.97%	3.04%	3.10%
Residence Adjustment (1996 \$)	30.73%	26.76%	21.63%	22.13%	21.23%	20.93%	20.57%	20.21%	19.85%	19.50%

Source: Woods & Poole Economics, Inc.

The following four tables contain information on employment by occupation/types of jobs held. The data in Table 4.14 for the nation and Table 4.15 for the state indicate that Lumpkin County is very similar to the state in percentage of employment by each category. Table 4.16 on the City of Dahlonega indicates a lower percentage employed in executive, administrative and management but higher in professional and technical specialty. This is probably due to the location of the North Georgia State University located within the city. The City of Dahlonega also has a much lower percentage of employment in the machine operators, assemblers and inspectors category than the nation, state, or county. Table 4.17 indicates that Lumpkin County also has a lower percentage of employment in the executive, administrative and managerial category than the state and nation. However, they have a much larger percentage of employment in both the machine operators, assemblers and inspectors and the precision production, craft and repair sectors than the nation or state.

Table 4.14

All of United States: US Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.32%	13.45%
Professional and Technical Specialty	14.11%	20.20%
Technicians & Related Support	3.68%	NA
Sales	11.79%	11.25%
Clerical and Administrative Support	16.26%	15.44%
Private Household Services	0.45%	NA
Protective Services	1.72%	NA
Service Occupations (not Protective & Household)	11.04%	12.01%
Farming, Fishing and Forestry	2.46%	0.73%
Precision Production, Craft, and Repair	11.33%	8.49%
Machine Operators, Assemblers & Inspectors	6.83%	9.45%
Transportation & Material Moving	4.08%	6.14%
Handlers, Equipment Cleaners, helpers & Laborers	3.94%	NA

Table 4.15

Georgia: GA Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	12.26%	14.03%
Professional and Technical Specialty	12.39%	18.68%
Technicians & Related Support	3.58%	NA
Sales	12.28%	11.64%
Clerical and Administrative Support	16.00%	15.14%
Private Household Services	0.51%	NA
Protective Services	1.70%	NA
Service Occupations (not Protective & Household)	9.77%	11.57%
Farming, Fishing and Forestry	2.20%	0.64%
Precision Production, Craft, and Repair	11.86%	9.02%
Machine Operators, Assemblers & Inspectors	8.50%	10.83%
Transportation & Material Moving	4.60%	6.63%
Handlers, Equipment Cleaners, helpers & Laborers	4.34%	NA

Table 4.16

Dahlonega city: Employment by Occupation(%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	7.06%	6.96%
Professional and Technical Specialty	13.57%	23.52%
Technicians & Related Support	4.78%	NA
Sales	12.24%	14.82%
Clerical and Administrative Support	20.00%	18.00%
Private Household Services	0.00%	NA
Protective Services	0.55%	NA
Service Occupations (not Protective & Household)	14.98%	18.30%
Farming, Fishing and Forestry	2.04%	0.30%
Precision Production, Craft, and Repair	9.73%	7.14%
Machine Operators, Assemblers & Inspectors	8.47%	5.76%
Transportation & Material Moving	3.61%	2.52%
Handlers, Equipment Cleaners, helpers & Laborers	2.98%	NA

Table 4.17

Lumpkin County, GA: Employment by Occupation (%)		
Category	1990	2000
TOTAL All Occupations	100.00%	100.00%
Executive, Administrative and Managerial (not Farm)	8.50%	9.67%
Professional and Technical Specialty	7.98%	15.62%
Technicians & Related Support	4.24%	NA
Sales	8.94%	10.90%
Clerical and Administrative Support	12.71%	14.50%
Private Household Services	0.23%	NA
Protective Services	0.99%	NA
Service Occupations (not Protective & Household)	11.13%	12.19%
Farming, Fishing and Forestry	4.30%	1.11%
Precision Production, Craft, and Repair	16.64%	12.80%
Machine Operators, Assemblers & Inspectors	14.04%	15.22%
Transportation & Material Moving	6.29%	6.21%
Handlers, Equipment Cleaners, helpers & Laborers	4.01%	NA

4.4 Labor Force

The City of Dahlonega and Lumpkin County's labor forces have experienced significant changes over the past 10 years. From 1990 to 2000, Lumpkin County's labor force increased 46 percent from 7,325 to 10,776 (Table 4.18). The city's labor force also increased 32 percent from 1,370 to 1,804 (Table 4.19). During the same period of time, both the male and female participation in the county's labor force increased by 44 percent. The city's male participation increased by 27 percent while the female participation increased by only 17 percent.

Table 4.18

Lumpkin County, GA: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	11406	16458
In Labor Force	7352	10776
Civilian Labor Force	7156	10553
Civilian Employed	6838	10130
Civilian Unemployed	318	423
In Armed Forces	196	223
Not in Labor Force	4054	5682
TOTAL Males	5572	8040
Male In Labor Force	4141	5765
Male Civilian Labor Force	3961	5561
Male Civilian Employed	3824	5429
Male Civilian Unemployed	137	132
Male In Armed Forces	180	204
Male Not in Labor Force	1431	2275
TOTAL Females	5834	8418
Female In Labor Force	3211	5011
Female Civilian Labor Force	3195	4992
Female Civilian Employed	3014	4701
Female Civilian Unemployed	181	291
Female In Armed Forces	16	19
Female Not in Labor Force	2623	3407

Source: U.S. Bureau of the Census

Table 4.19

Dahlonega city: Labor Force Participation		
Category	1990	2000
TOTAL Males and Females	2671	3275
In Labor Force	1370	1804
Civilian Labor Force	1337	1732
Civilian Employed	1275	1667
Civilian Unemployed	62	65
In Armed Forces	33	72
Not in Labor Force	1301	1471
TOTAL Males	1177	1376
Male In Labor Force	682	796
Male Civilian Labor Force	655	724
Male Civilian Employed	630	706
Male Civilian Unemployed	25	18
Male In Armed Forces	27	72
Male Not in Labor Force	495	580
TOTAL Females	1494	1899
Female In Labor Force	688	1008
Female Civilian Labor Force	682	1008
Female Civilian Employed	645	961
Female Civilian Unemployed	37	47
Female In Armed Forces	6	0
Female Not in Labor Force	806	891

Source: U.S. Bureau of the Census

When compared with the national and state percentage of labor force participation, Lumpkin County, at 65 percent, is right in line with the national rate of 646.92 percent (Table 4.20) and the state at 66.07 percent (Table 4.21). The city's participation rate is lower at 55 percent.

Table 4.20

All of United States: US Labor Force Participation (%)		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	65.28%	63.92%
Civilian Labor Force	64.39%	63.39%
Civilian Employed	60.34%	59.73%
Civilian Unemployed	4.05%	3.66%
In Armed Forces	0.89%	0.53%
Not in Labor Force	34.72%	36.08%
TOTAL Males	100.00%	100.00%
Male In Labor Force	74.48%	70.75%
Male Civilian Labor Force	72.82%	69.81%
Male Civilian Employed	68.18%	65.81%
Male Civilian Unemployed	4.63%	3.99%
Male In Armed Forces	1.66%	0.94%
Male Not in Labor Force	25.52%	29.25%
TOTAL Females	100.00%	100.00%
Female In Labor Force	56.79%	57.54%
Female Civilian Labor Force	56.60%	57.39%
Female Civilian Employed	53.10%	54.04%
Female Civilian Unemployed	3.51%	3.35%
Female In Armed Forces	0.19%	0.15%
Female Not in Labor Force	43.21%	42.46%

Source: U.S. Bureau of the Census

Table 4.21

Georgia: GA Labor Force Participation (%)		
Category	1990	2000
TOTAL Males and Females	100.00%	100.00%
In Labor Force	67.89%	66.07%
Civilian Labor Force	66.41%	65.00%
Civilian Employed	62.60%	61.43%
Civilian Unemployed	3.80%	3.57%
In Armed Forces	1.48%	1.07%
Not in Labor Force	32.11%	33.93%
TOTAL Males	100.00%	100.00%
Male In Labor Force	76.65%	73.11%
Male Civilian Labor Force	73.87%	71.20%
Male Civilian Employed	70.07%	67.65%
Male Civilian Unemployed	3.80%	3.55%
Male In Armed Forces	2.78%	1.91%
Male Not in Labor Force	23.35%	26.89%
TOTAL Females	100.00%	100.00%
Female In Labor Force	59.88%	59.43%
Female Civilian Labor Force	59.59%	59.15%
Female Civilian Employed	55.78%	55.57%
Female Civilian Unemployed	3.81%	3.59%
Female In Armed Forces	0.29%	0.28%
Female Not in Labor Force	40.12%	40.57%

Source: U.S. Bureau of the Census

Unemployment rates for Lumpkin County have shown a steady decline from 1990 to 2000. The 2000 rate of 1.8 percent was lower than both the nation and the state (Table 4.22). Compared to the surrounding counties, only Dawson County had a lower rate at 1.6 percent. According to the Georgia Department of Labor (GDOL), the 2002 Annual Averages support these numbers. Lumpkin County was at 3.4 percent, with the national rate at 5.8 percent, and the state at 5.1 percent. Latest figures from the GDOL show Lumpkin County at 2.4 percent, with the nation at 6.0, and the state at 3.8.

<p>Table 4.22</p> <p>+HISTORIC UNEMPLOYMENT RATES, 1990 – 2000</p> <p>LUMPKIN & SURROUNDING COUNTIES, STATE AND NATION</p> <p>(In Percentages)</p>											
JURISDICTION	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
United States	5.6%	6.8%	7.5%	6.9%	6.1%	5.6%	5.4%	4.9%	4.5%	4.2%	4.0%
Georgia	5.5%	5.0%	7.0%	5.8%	5.2%	4.9%	4.6%	4.5%	4.2%	4.0%	3.7%
Dawson County	5.1%	4.5%	6.1%	4.8%	4.0%	3.9%	3.1%	2.6%	2.4%	2.1%	1.6%
Fannin County	7.9%	7.1%	8.4%	7.6%	5.8%	6.2%	6.8%	7.4%	5.5%	4.5%	3.1%
Hall County	5.6%	4.8%	6.0%	4.5%	3.7%	3.6%	3.2%	3.0%	2.9%	2.6%	2.3%
Lumpkin County	5.1%	5.0%	5.4%	4.6%	2.8%	3.8%	3.2%	3.1%	3.2%	2.2%	1.8%
Union County	4.6%	4.4%	6.8%	6.1%	4.2%	3.9%	5.9%	5.8%	4.0%	3.4%	3.4%
White County	4.7%	5.2%	5.6%	4.3%	4.2%	3.2%	3.4%	4.2%	3.9%	4.5%	3.7%

Source: U.S. Bureau of Labor Statistics

4.5 Commuting Patterns

One of the most important factors in industrial development is the ability to provide an adequate labor force. The data collected, such as a low unemployment rates, indicate that the City of Dahlonega and Lumpkin County have such a labor force. However, commuter patterns suggest that there may be limited employment for residents living in the county. According to the U.S. Census, out of the 5,191 persons working in Lumpkin County in 2000, 69.6 percent lived in the county while the remaining workers commuted from surrounding counties (Table 4.23). Of the employed residents living in Lumpkin County, 51.3 percent worked in Lumpkin County with the remainder commuted to surrounding areas. The number of persons commuting to Hall County was 1,661 followed by Dawson at 769 and Forsyth County at 734 (Table 4.24). This trend has continued based on business development and residential activity along Georgia 400. It will be important for the City of Dahlonega and Lumpkin County to provide more employment opportunities to its residents in order to reduce the out-flow of workers. In addition, a proportional mix of commercial and industrial development will help minimize the tax burden on residential properties while providing more opportunities to local residents.

Table 4.23

Commuting Patterns		
Persons Working in Lumpkin County		
County of Residence	Number	Percent of Total
Lumpkin County	5,191	69.6%
Hall County	645	8.6%
Dawson County	353	4.7%
White County	335	4.5%
Forsyth County	201	2.7%
Union County	125	1.7%
Fulton County	102	1.4%
Habersham County	90	1.2%
Other	418	5.6%
Total Residents	7,460	100.0%

Source: U.S. Census Bureau – 2000 County-To-County Worker Flow Files

Table 4.24

Commuting Patterns		
Employed Residents of Lumpkin County		
County Where Employed	Number	Percent of Total
Lumpkin County	5,191	51.3%
Hall County	1,661	16.4%
Dawson County	769	7.6%
Forsyth County	734	7.3%
Fulton County	580	5.7%
Gwinnett County	260	2.6%
White County	252	2.5%
DeKalb County	161	1.6%
Other	510	5.0%
Total Resident	10,118	100.0%

Source: U.S. Census Bureau – 2000 County-To-County Worker Flow Files

4.6 Sector Establishments

Goods producing industries in Lumpkin County continued to decline over the past decade. There were a total of 120 industries in 2000 according to the Georgia Labor Department (Table 4.25). These firms employed more than 26 percent of Lumpkin County's employed citizens. Their weekly wages averaged \$557. Agriculture, forestry and fishing declined to 0.8 percent of the employed workers. Farming continues to decrease as Lumpkin County continues to experience more residential and commercial development. Construction comprised 5 percent of the employment in 2000. This industry will continue to depend on new home purchases and low interest rates.

Manufacturing employment showed a steady increase from 1900 to 2000 (Table 4.25). This industry accounts for 20.4 percent of employment in the county. The number of manufacturing firms grew from 21 to 29 and the employment grew from 887 to 1,172 during this 10-year period. Transportation showed a slight increase in employment from 122 to 165 employed.

Service producing industries account for 47 percent of the employed with 2,719 workers (4.25). Wholesale trade firms increased from 7 to 13 over the 10-year period with employment going from 29 to 63. Retail, which represents 13.4 percent of the employment, also increased from 69 to 72 firms and from 540 to 770 employed.

Finance and insurance also continued to grow. There are four banks with 105 employees. Commercial bank deposits are good indicators of economic growth. Local banks play a key role in business development, as they are the primary source of financing for most ventures. Lumpkin County ranks 17th in the state in growth of deposits from 1995 to 2000. Health care/social services represent 11.8 percent of the Lumpkin County employment (Table 4.25). Lumpkin County has one 52-bed hospital with 29 medical doctors and 4 dentists. There are 6 emergency medical technicians. The Lumpkin County Health Department is available along with 1 private 102-bed nursing home.

Service jobs in the accommodation and food industries accounts for 10.2 percent of the employment. This is due in large part by the growth in tourism.

The private sector accounts for 73.9 percent of the Lumpkin employment. The number of federal government jobs grew from 49 jobs in 1990 to 69 jobs in 2000. The number of local government jobs increased from 469 in 1990 to 808 jobs in 2000.

Table 4.25

INDUSTRY MIX 2000				
INDUSTRY	NUMBER OF FIRMS	LUMPKIN EMPLOYMENT		WEEKLY WAGE
		NUMBER	PERCENT	
Goods Producing	120	1,501	26.2	\$557
Agric, forestry & fishing	7	44	0.8	365
Construction	84	286	5.0	517
Manufacturing	29	1,172	20.4	573
Wood product mfg.	5	137	2.4	438
Transportation equipment	3	165	2.9	558
Furniture & related mfg.	3	7	0.1	358
Miscellaneous mfg.	3	5	0.1	408
Service Producing	318	2,719	47.4	451
Wholesale trade	13	63	1.1	611
Retail trade	72	770	13.4	438
Trans & warehousing	14	138	2.4	722
Information	9	50	0.9	696
Finance and insurance	19	100	1.7	691
Real estate/ rental/ leasing	15	33	0.6	259
Prof., scientific/ tech	27	78	1.4	566
Administrative and waste	22	135	2.4	283
Health care/social services	50	676	11.8	584
Accommodation and food	44	584	10.2	211
Other services (except government)	26	62	1.1	372
Unclassified – industry not assigned	8	18	0.3	217
Total – Private Sector	446	4,239	73.9	487
Total – Government	24	1,497	26.1	586
Federal government	6	69	1.2	683
Local government	5	808	14.1	493
ALL INDUSTRIES	470	5,735	100.0	\$513

Source: Georgia Department of Labor. The data represents jobs that are covered by unemployment insurance laws.

4.7 Current Economic Development Programs

The two major entities promoting economic development in Lumpkin County are the Lumpkin County Development Authority and the Dahlonega-Lumpkin Chamber of Commerce. The major focus of the development authority is to promote the area for industrial development. This includes facilitating planning and development of infrastructure and assisting industrial prospects. The Development Authority also works toward improving those factors that influence economic growth such as quality education and a skilled labor force.

In relation to industrial development, the Authority has four major industrial sites. They include the Lumpkin County Industrial Park, the Dahlonega Industrial Park, the Red Oak Flats Industrial Park, and the 400 Industrial Park. The Long Brach Industrial Park is a 50-acre site currently under development. Major industries include Barry Grant, Inc., Dahlonega Transport, Long Branch Quarry, Mohawk Industries, PolyPortables, Inc., RefrigiWear, Inc., Southern Switches, Timpkin US Corporation, and Tyson Foods, Inc.

The Chamber of Commerce also participates in the encouragement of economic development. The chamber is involved in programs covering such activities as tourism and small business development. The chamber plays a major role in tourism development for the county coordinating marketing efforts and assisting groups and individuals who visit the area.

4.8 Tourism

Tourism plays a major role in the economic development of Lumpkin County. According to the chamber, tourism is responsible for 300 jobs and accounts for an estimated \$ 23.2 million in spending by visitors.

The tourism program is funded, in large part, by a 5% local hotel-motel tax under contractual agreement among the Chamber, Lumpkin County, and the City of Dahlonega. Tourism is influenced by two major factors. First, much of Lumpkin County is located in the Chattahoochee National Forest providing opportunities for such activities as camping, hiking, fishing, canoeing and other related outdoor activities. Second, the City of Dahlonega consists of many historic structures dating back to the city's gold mining days. One of these structures is the Dahlonega Gold Museum, which is the oldest public building in North Georgia and is the second most visited historic site in the state. Most of the shops and homes located around Dahlonega's square are on the National Register of Historic Places. The construction of Georgia Highway 400, which provides direct, four-lane divided highway access from the Atlanta metropolitan area, has been the most important facilitator in the growth of tourism.

Tourism related facilities in and around Lumpkin County include Dahlonega's public square, the gold coin exhibit housed in North Georgia State College an University's administration building, the Dahlonega Gold Museum, Cane Creek Falls, Desoto Falls Recreational Area, Amicalola Falls State Park, the Appalachian Trail, Dockery Lake, Cooper's Creek Recreational Area, the Chattahoochee National Forest, Waters Creek Recreational Area, Vogel State Park, Richard B. Russell Scenic Highway, Brasstown Bald, Chestatee Overlook, Woody Gap Overlook and various gold mines.

4.9 Education and Training

Education and training opportunities are important factors in promoting economic development. As technology continues to change, so must the skills and knowledge of the labor force. The presence of North Georgia University provides a variety of training opportunities in accounting, economics, finance, management, marketing, teacher education, chemistry, mathematics and computer science. The

Department of Continuing Education also offers a full schedule of classes, including traditional and on-line professional development courses, a full range of computer classes and recertification opportunities for several trades.

There are also numerous technical college campuses within an hour or less drive. Lanier Technical College in Hall County is the primary provider of technical training for Lumpkin County. Table 4.27 provides a breakdown of the Lumpkin area residents who have graduated from one of the programs offered through Lanier Tech. The largest number of graduates has been in the service programs with 67 Customer Service Specialist, followed by the health related fields with 55 EMTs and Computer Information Systems with 46 graduates.

The most critical educational level is the primary and secondary education. These levels represent the future labor force and are the levels where the country can have the most influence. Lumpkin County has 4 public schools with 206 teachers, 3260 students,, and 136 high school graduates in 2001, and 3 private schools with 34 students.

Table 4.26

Technical College Graduates, 2001-2002		
Lumpkin Area		
<u>PROGRAM</u>	<u>GRADUATES</u>	
BUSINESS TECHNOLOGIES		
Accounting	33	
Business and Office Technology	23	
Computer Information Systems	46	
Marketing Management	16	
Microcomputer Specialist		15
HEALTH TECHNOLOGIES		
Dental Hygiene	13	
Medical Assisting		10
Paramedic Technology	17	
Practical Nursing		17
Surgical Technology	8	
INDUSTRIAL TECHNOLOGIES		
Drafting		9
Electronics	23	
Industrial Maintenance	14	
Machine Tool Technology		10
Motorsports Engine Technology	7	
Printing and Graphics Technology		10
PERSONAL/PUBLIC SERVICE TECHNOLOGIES		
Cosmetology	12	
Criminal Justice	18	
Early Childhood Care and Education	24	
Fire Science	6	
TECHNICAL CERTIFICATES		
Auto Body/Collision Repair	8	
Business Management	7	
CAD Operator	21	
Child Development Associate	7	
Cisco Specialist	43	
Computer Applications	42	
Customer Service Specialist	67	
Data Entry	10	
Emergency Medical Technician	55	
Graphic Arts	11	
Leadership Development	11	
Manufacturing Specialist		36
Medical Office Administration	10	
Motor Control Technician		11
Nurse Assistant	11	
PC Maintenance Technician	8	
PC Operations	11	
Telecommunications Service Technician	17	
Warehouse and Distribution Specialist	11	

Definitions: All graduates except those listed as technical certificates are diploma and degree graduates. Diploma and degree programs are one to two years in length. Technical certificates are less than a year in length.

Note: Only those programs with five or more graduates are listed.

Source: Office of Technical Education; Georgia Department of Technical and Adult Education Program Enrollment Exits/Placement Analysis

Economic Development Goal ... maintain a growing and balanced economy, consistent with local resources.

Develop strategies to encourage existing quality commercial and industrial businesses to remain in Lumpkin County; and strive to create opportunities for tourism through promotion of historic and natural resources.

Develop regulations for business growth within the County for the tourism, hospitality, retail and restaurant industry.

Organize and empower a taskforce to investigate available State funds for business and industry incubation and development.

Institute a high standard of aesthetics in the tourism-oriented areas.

Ensure that non-residential site development blends with the existing landscape with regard to the rural character of the County.

Strive to develop a superior educational and job-training environment.

Strategies that will address these needs include...

Commercial Strategies...

Continue to coordinate with, and support the Lumpkin County Chamber of Commerce in the retention of existing businesses and the attraction of new businesses.

Streamline and coordinate processes for business licenses, building applications, permits, plan review for existing and new buildings, and other required procedures.

Estimate the future needs of the commercial sectors; broken down between neighborhood, community, regional and tourism sub sectors. Identify and designate sufficient area for commercial uses on a Future Land Use Map.

Create appropriate retail and commercial opportunities, which are compatible with established neighborhoods and planned residential development, and that do not impede the flow of traffic or require the County to make significant roadway improvements.

Establish up to date reasonable and responsive performance standards for commercial sites and structures to provide for flexible uses. These should include adequate parking, loading, signage, setbacks and buffers, traffic access and site circulation, and safety provisions, while ensuring a balance and harmony between commercial areas and residential areas.

Require quality architectural and site design with the use of attractive and durable finishing materials, landscaping, and infrastructure elements.

Continue to work with the City of Dahlonega to enhance their main street pedestrian-oriented environment through attraction of new business to the area, particularly specialty shops, and the encouragement of existing businesses to continue to operate in the downtown.

Industrial Strategies...

Identify what constitutes quality industrial development, utilizing potential tax revenues, service expenditures, quality of worker, environmental effects of industries, and other factors as indicators prior to approval of industrial uses.

Consider the development of a quality growth district or other specialized criteria for rural areas that emphasizes the maintenance of the existing rural character.

Identify and plan infrastructure to meet the needs of industrial properties.

Other Strategies...

Establish an education roundtable to discuss ways to maintain and improve the quality of the public education system and to encourage greater participation at the college level.

Encourage the development of a local apprenticeship program, which provides technical, mechanical, and crafts experience to local children.

Maintain and enhance measures to combat litter and maintain physical integrity of structures in surrounding areas.